Karen Johnson Davidson County
Batch# 1403698 DEEDQC
04/09/2026 11:21:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260409-0028811

File No: 1700 Primrose Ave.
Grantor's Loan No. 5014017294

After Recording, Send to:
Steven Roser and Melinda Roser
1700 Primrose Ave., Nashville,, TN 37212

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Steven Roser and **Melinda Roser**, 1700 Primrose Ave., Nashville, TN 37212

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 117-04-0W-001.00

QUITCLAIM DEED

Kate E. Roberts, unmarried, and **Steven Roser** and **Melinda Roser,** husband and wife ("Grantor"), of **1700 Primrose Ave., Nashville, TN 37212**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **Steven Roser** and **Melinda Roser,** husband and wife, as joint tenants with right of survivorship ("Grantee"), whose tax mailing address is **1700 Primrose Ave., Nashville, TN 37212,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate situated in the County of Davidson and State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. A on the plan of 1700 Primrose Avenue Homes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1700 Primrose Avenue Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140908-0082095, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Property Address is: 1700 Primrose Ave., Nashville, TN 37212

Parcel ID: 117-04-0W-001.00

Being that property conveyed from Lee Ellen Gunter, unmarried and Lauralee Gunter, unmarried to Kate E. Roberts, unmarried, Steven Roser and Melinda Roser, husband and wife, as joint tenants with right of survivorship by Warranty Deed recorded March 5, 2024 as Instrument Number 20240305-0015182 in the Official County Records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on March 30, 2026:

Signed in Counterpart
Kate E. Roberts

Steven Roser

Melinda Roser

STATE OF Idaho
COUNTY OF Ada

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT ~~**Kate E. Roberts** and~~ **Steven Roser** and **Melinda Roser**, personally known to me, or has produced Valid ID, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30th day of March, 2026.

Janelle Belden
Notary Public
Commission Exps. 09/13/2030

JANELLE BELDEN
Notary Public - State of Idaho
Commission Number 27311
My Commission Expires Sep 13, 2030

Executed by the undersigned on MARCH 26, 2026:

Kate E. Roberts

Signed in Counterpart

Steven Roser

Signed in Counterpart

Melinda Roser

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Kate E. Roberts** and ~~**Steven Roser**~~ and ~~**Melinda Roser**~~, personally known to me, or has produced TN DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26th day of March, 2026.

Notary Public
Commission Exps. 05/09/2026

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

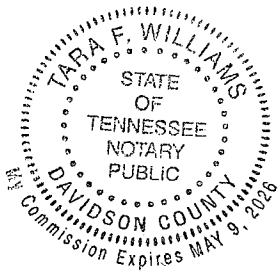
Affiant

Subscribed and sworn to before me on this the 26th day of March, 2026.

Notary Public

My Commission Expires: May 9, 2026

SEAL



Tennessee Certification of Electronic Document

I, JoElle A. Jenkins, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 03/30/2026 (date of document).

Affiant Signature

04/01/2026
Date

State of California

County of Orange

Sworn to and subscribed before me this 1st day of April, 2026.

Notary's Signature

MA VERONICA B. REZABA
Notary Public - California
Orange County
Commission # 2456470
My Comm. Expires Aug 1, 2027

MY COMMISSION EXPIRES: 08.01.2027

NOTARY'S SEAL